

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BOULEVARD RD, ARLINGTON

OWNERSHIP

Owner 1:	KO NAI NAN ETAL/ TRUSTEES			
Owner 2:	NAN REALTY TRUST			
Owner 3:				
Street 1:	40 TABOR HILL RD			
Street 2:				
Twn/City:	LINCOLN			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	01773		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 4,194 Sq. Ft. of land mainly classified as Auto Parts with a Repair Gar. Building built about 1948, having primarily Brick Exterior and 2040 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.09628	Total SF/SM:	4194	Parcel LUC:	331	Auto Parts	Prime NB Desc:	COMM AVG	Total:	488,116	Spl Credit	Total:	488,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
331	4194.000	82,400	5,500	488,100	576,000		1143
							GIS Ref
							GIS Ref
Total Card	0.096	82,400	5,500	488,100	576,000	Entered Lot Size	GIS Ref
Total Parcel	0.096	82,400	5,500	488,100	576,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		282.35	/Parcel: 282.3	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	331	FV	82,400	5500	4,194.	480,100	568,000	568,000	Year End Roll	12/18/2019
2019	331	FV	74,400	5800	4,194.	448,100	528,300	528,300	Year End Roll	1/3/2019
2018	331	FV	74,400	5800	4,194.	400,100	480,300	480,300	Year End Roll	12/20/2017
2017	331	FV	74,400	5800	4,194.	352,100	432,300	432,300	Year End Roll	1/3/2017
2016	331	FV	65,800	5800	4,194.	264,100	335,700	335,700	Year End	1/4/2016
2015	331	FV	104,900	6000	4,194.	188,700	299,600	299,600	Year End Roll	12/11/2014
2014	331	FV	104,900	6000	4,194.	188,700	299,600	299,600	Year End Roll	12/16/2013
2013	331	FV	104,900	6000	4,194.	188,700	299,600	299,600		12/13/2012

SALES INFORMATION

[illegible]

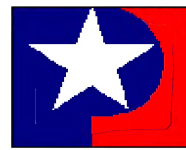
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2019	I & E Return	JO	Jenny O
12/1/2018	Info At Door	HS	Hanne S
2/17/2017	I & E Return	EMK	Ellen K
4/11/2016	I & E Return	MM	Mary M
4/2/2009	Meas/Inspect	201	PATRIOT
12/3/1999	Measured	201	PATRIOT
5/1/1990		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
__/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	1143
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

